

COMMERCIAL LOT FOR SALE / GROUND LEASE LINCOLN AVENUE COMMERCIAL LOT

19301 E. LINCOLN AVENUE, PARKER, CO 80138

PRICE REDUCED!



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Commercial Lot on Parker Road Corridor
- Located adjacent to Starbucks, Car Toys, Dunkin' Donuts, Tokyo Joe's and Appliance Factory Outlet
- Signalized Access on Lincoln Avenue
- **Permitted Uses:** Auto Sales/Repair, Health Club, Medical/Office, QSR/Drive-Thru, Retail, Restaurant
- **Use By Special Review:** Auto Service with Outdoor Storage, Car Wash, Daycare, Dog Grooming, Gas/Convenience, Vet
- All Utilities Adjacent to Property and On-Site Development Complete

Follow the links below for more information:



[TOWN OF PARKER ZONING MAP](#)

[PARKER GATEWAY CENTER DEVELOPMENT](#)

PROPERTY DETAILS

AVAILABLE	2.328 AC
SALE PRICE	\$1,800,000.00
TAXES	\$11,321.00 (2022)
CITY/COUNTY	Parker/Douglas
ZONING	Commercial (Planned Development)
STREET FRONTAGE	Approximately 630' on Lincoln Avenue
ACCESS	Lincoln Avenue

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

HEATH HONBARRIER

V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

SITE DETAIL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	31,797	\$114,021	\$418,840
5 Mile	151,843	\$145,410	\$486,854
10 Mile	554,817	\$137,000	\$471,769

*2028 Projected Population

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 14,000 VPD at Valley Creek & Lincoln Ave.
- Approx. 52,000 VPD at Parker Rd. & Ponderosa Dr.
- Approx. 60,000 VPD at Lincoln Ave. & Parker Rd.



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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Please call to confirm current property status and accuracy of information contained herein.